

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LOCAL DEVELOPMENT PLAN (2006-2021)

Green Wedges Topic Paper

April 2008

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BACKGROUND

In January 2007 the Council issued for public consultation the Local Development Plan: Preferred Strategy. The Strategy was the first stage of the new statutory local development plan (LDP).

The next stage in the plan making process is the production of a deposit draft LDP. In order to ensure the soundness of the emerging LDP and transparency in the plan making process, the Council has produced a series of topic papers.

The topic papers address the main area of policy to be considered in the LDP. **It should be stressed that these papers are a starting point for policy development through the sustainability appraisal process and as the Council's evidence base develops, emerging LDP policy will evolve and be refined.**

1. INTRODUCTION

The purpose of this topic paper is to determine draft policies for green wedge designation in the Local Development Plan (LDP) 2006-2021. By adopting the Local Development Plan process a series of sites and policies will be identified for establishing green wedge designation within and between urban settlements in Rhondda Cynon Taf to prevent coalescence and safeguard the natural environment.

To accomplish this the topic paper will outline:

- **The policy context** for green wedges, including an explanation of national, regional and local policy;
- **Key issues in Rhondda Cynon Taf**, which relate specifically to green wedges;
- **Preferred Strategy**, policy in respect of green wedges, representations to the Strategy and proposed policy response;
- **Survey Methodology** for the designation of green wedges;
- **Results of Field Survey** on the designation of green wedges, and
- **Draft LDP Policy**, which provides a policy context for new green wedge allocations.

2. NATIONAL POLICY CONTEXT

People, Places, Futures – The Wales Spatial Plan (adopted 2004)

The Wales Spatial Plan provides a framework for the future spatial development of Wales. Rhondda Cynon Taf along with the neighbouring authorities of Cardiff, Bridgend, Merthyr Tydfil, Caerphilly and the Vale of Glamorgan has been identified as part of the South East – Capital Network Zone. The vision for the Capital Network is:

“An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally by increasing its global viability through stronger links between the Valleys and the coast and the UK and Europe, helping spread prosperity within the area and benefiting other parts of Wales”.

Whilst the Spatial Plan may not provide a detailed framework for the development of green wedges in South East Wales it does nevertheless provide a number of clear propositions. These include the following:

- Heightening the attractiveness' for skilled workers by improving quality of life indicators.
- Promote more balanced development to reduce pressures and further maintain quality of life.
- Strengthen the status of the south Wales Valleys as a desirable place to live, work and visit by promoting the regions distinctive communities positioned within a unique and attractive environment.
- A growth in the tourism and leisure industries based upon the areas distinctive heritage, culture and countryside based activities and destinations, all of which have the potential to contribute towards local economic growth and development.

Turning Heads – A Strategy for the Heads of the Valleys 2020 (June 2006)

Turning Heads – A Strategy for the Heads of the Valleys 2020 as the name suggests, outlines a strategy for regenerating the northern Valley areas of South East Wales. In Rhondda Cynon Taf the strategy area includes Treorchy, Treherbert, Ferndale, Mountain Ash and Aberdare. The objectives of the programme reflect those of the Wales Spatial Plan in seeking to ensure:

- An attractive and well used natural, historic and built environment;
- A vibrant economic landscape offering new opportunities;
- A well educated, skilled and healthier population;
- An appealing and coherent tourism and leisure experience, and
- Public confidence in a shared bright future.

With regards to green wedges, Strategy Programme 2: A Perception Changing Landscape comments as follows:

“We will seek to protect, enhance and manage the natural and semi-natural environment, its resources and its biodiversity”.

Strategy Programme 7: Improving Health Through Prevention comments as follows:

“Capitalising on investment in leisure facilities and access to the countryside, we will encourage people to participate in more physical activity”.

Planning Policy Wales (March 2002)

Assembly Government Green Wedge policy is embodied in Planning Policy Wales. Supplementary guidance in relation to green wedge policy is contained in Technical Advice Notes 12 and 16. The Planning Policy Wales Companion Guide (2006) relates the guidance to the LDP system, identifying clear statements of national policy that should only be repeated where local circumstances require.

The Assembly Governments objectives for the local designation of green wedges is to:

- Promote resource-efficient settlement patterns to minimise rural land take-up;
- Prevent coalescence between neighbouring urban settlements to protect the setting of an area;
- To manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment;
- To retain land for agriculture, forestry and related purposes;
- Maintain landscape and wildlife interests to promote access to the open countryside for outdoor sport and recreation, and
- Assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In order to achieve this the Assembly Government will seek to ensure that:

- Clearly identifiable physical features should be used to establish defensible boundaries on development land suitably located in relation to the existing urban edge and proposed green wedge.
- Factors such as openness, topography and the nature of urban boundaries should be taken into account.
- When considering applications for planning permission in green wedges a presumption against inappropriate development applies, unless it maintains

the openness of the landscape and does not conflict with the purposes of including land within it.

The construction of new buildings in a green wedge is considered inappropriate development unless allocated for the following purposes:

- Justified agricultural and forestry needs;
- Essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land that maintain the openness of the green wedge and do not conflict with the purpose of including land within it;
- Limited extension, alteration or replacement of existing dwellings;
- Limited infilling (in settlements and other development sites identified in the LDP) and affordable housing for local needs under LDP policies, or
- Small scale diversification within farm complexes where this is run as part of the farm business.

The re-use of buildings on a green wedge is not acceptable development provided that:

- The original building is substantial, permanent and capable of conversion without major reconstruction;
- The new use will not have a greater impact on the openness of the green wedge and the purposes of including land within it. Strict control will be exercised over the extension, alteration or any associated use of land for re-used buildings, and
- The building is in keeping with its surroundings.

Technical Advice Note 12: Design (2002)

The purpose of this advice note on design is to consider relationships between all elements of the natural and built environment in order to form a landscape that defines the confidence and direction of the Welsh nation and its culture.

Technical Advice Note 16: Sport and Recreation (1998)

This technical advice note provides guidance on outdoor recreation in the countryside and nature and landscape conservation.

3. LOCAL POLICY CONTEXT***A Better Life – Our Community Plan 2001-2014***

A Better Life – Our Community Plan sets out a framework for creating a brighter future for everyone who lives and works in Rhondda Cynon Taf. The plan was developed through the Better Life Consortium, during 2003/2004. The Community Plan identifies 5 key themes under which are a series of local level aims. The key themes are:

- Safer Communities
- Our Living Space
- Our Health and Well Being
- Boosting Our Local Economy
- Learning for Growth

The key themes identified in the Community Plan has been developed into strategies for improving the quality of life in Rhondda Cynon Taf. Green Wedges can be considered as part of the Environmental Improvement Strategy for Rhondda Cynon Taf. The strategy is centred on the following interrelated themes:

- Biodiversity and Rivers
- Waste
- A Cleaner, Safer Environment
- Local Environments
- The Built Environment
- Transport
- Energy, Resource use and Climate Change
- Education and Awareness Training

Of particular relevance to this topic area are two priorities set out under the Local Environments theme. The priorities seek to promote:

- The safe reuse and appropriate development of former industrial or underused land, and
- To improve the quality and attractiveness of our green spaces.

Rhondda Local Plan (1991-2006)

Policy ENV4 – ‘Green Barriers’ states that:

In order to prevent the further coalescence of settlements, development that would have an unacceptable impact on the

openness of the following green barriers will not be permitted:

1. Ton Pentre/Ystradfechan;
2. Trealaw/Tonypandy/Llwynypia;
3. Trebanog/Tonyrefail;
4. Porth/Ynyshir;
5. Ynhysir/Wattstown;
6. Wattstown/Pontygwaith;
7. Penrhys/Tylorstown, and
8. Ferndale/Tylorstown.

Cynon Valley Local Plan (1991-2006)

Proposal ENVP2 – ‘Green Wedges’ states that:

Green Wedges have been identified in order to prevent coalescence between and within settlements at the following locations:

1. Land south of Meirion Street and south west of Waterloo Place, Aberdare;
2. Land between the River Cynon and the A4059, Aberdare;
3. Aberdare Hospital Grounds;
4. Land between Abernant and Cwmbach;
5. Land between the A4059 and the railway line, Aberdare;
6. Land between Fernhill and Mountain Ash including Victoria Pleasure Park;
7. Land north of Pentwyn Avenue, Bryntirion

8. Land between the A470 and the railway line, Abercynon, and
9. Farm Wood, Abercynon.

Within these areas development will only be permitted which does not prejudice the open nature of the land.

Taf Ely Local Plan (1991-2006)

Policy en4 – ‘Avoidance of Coalescence’ states that:

The Green Wedges listed have been identified in order to prevent coalescence between and within settlements. Within these areas, development will only be permitted which does not prejudice the open nature of the land:

- GW 1 – Gilfach Goch (Hendreforgan)/Tonyrefail (Parc Eirin);
- GW 2 – Gilfach Goch (Hendreforgan)/Tonyrefail (Trane Farm);
- GW 3 – Tonyrefail (Parc Eirin-Ty’n-y-bryn-Thomastown);
- GW 4 – Tonyrefail (Coed Ely);
- GW 5 – Edmondstown/Trebanog;
- GW 6 – Tonyrefail/Trebanog;
- GW 7 – Llanharry (Elms Farm)/Brynsadler;
- GW 8 – Pontyclun/Miskin;
- GW 9 – Pontyclun/Talbot Green (Coed yr Hendy);
- GW 10 – Talbot Green/Ynysyplwm (Talbot Green Golf Course);
- GW 11 – Llantrisant/Beddau (Brynteg);
- GW 12 – Beddau (Tynant-Yorkdale)/Llantwit Fardre (Woodlands-Crown Hill-Dyhewydd) (Gwaun Miskin-Llest Farm and The Foel);

GW 13 – Llantwit Fardre (Crown Hill)/Efail Isaf (Parc Dowlais);
 GW 14 – Church Village (Station Terrace)/Efail Isaf;
 GW 15 – Taffs Well/Glan y Llyn (Taffs Well Park and Spa);
 GW 16 – Ty Rhiw/Rhiw'r Dda;
 GW 17 – Glan y Llyn/Nantgarw/Rhiw'r Dda;
 GW 18 – Taff Vale (Nantgarw)/Caerphilly (Penrhos Cuttings and Beech Farm);
 GW 19 – Pontypridd (Glyntaff-The Common)/Graig yr Helfa Farm, and
 GW 20 – Pontypridd (Glyncoch)/Ynysybwl (Darren Ddu Road).

4. KEY ISSUES IN RHONDDA CYNON TAF

The key issues to be addressed by the Rhondda Cynon Taf LDP have been identified by making an assessment of the following:

- The results of pre-deposit consultation with key stakeholders;
- The results of the Sustainability Appraisal/Strategic Environmental Assessment Scoping Exercise;
- A review of baseline social, economic environmental information, and
- The responses to the LDP Topic Paper Questionnaire.

The issues identified through this process will directly inform the development of the spatial strategy for the LDP.

Pre Deposit Consultation

The green wedge issues identified are as follows:

- External perception of the borough needs to be improved;
- Need for environmental improvement/protection to support/promote tourism;
- Creating sustainable communities;
- Identity and attractiveness of Rhondda Cynon Taf to residents and investors, and
- Reconsideration of green wedges.

Sustainability Appraisal / Strategic Environmental Assessment

The Sustainability Appraisal / Strategic Environmental Assessment identified the following Green Wedge issues:

- The topography and water environment of Rhondda Cynon Taf means that large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred;
- The undulating nature of the topography of the area will guide suitability of locations for development and,
- Decreasing population overall but increase in south.

Baseline Information

Green wedge issues identified are as follows:

- The population projections for South East Wales forecast an overall increase in population by 7.8% between 2003 and 2023;
- The number of households in South East Wales will increase by 18.6% from 583,700 in 2003 to 692,600 in 2023;
- The number of households in Rhondda Cynon Taf is forecast to increase by 16.2% or 17,627 between 2003 and 2023;
- 75% of new housing constructed between 2000-04 took place in the south of the County Borough, and
- Rhondda Cynon Taf has a rich cultural heritage but few sites are statutorily protected.

5. PREFERRED STRATEGY

The preferred strategy provides the following policy framework for the development of green wedges in Rhondda Cynon Taf.

Objectives of the Local Development Plan

Paragraph 4.2 of the Preferred Strategy (January 2007) lists 16 objectives for the LDP. The following objectives are the most relevant to the topic area:

- “Promote and protect the culture and heritage including landscape, archaeology and language;
- Promote integrated communities, with opportunities for living, working and socialising for all;

- Provide an environment that encourages a healthy and safe lifestyle and promotes well being, and
- Improve, protect and enhance the landscape and countryside”.

Development Strategy

Paragraphs 6.1 – 6.11 of the Preferred Strategy sets out a development strategy for Rhondda Cynon Taf. The strategy area is divided into two distinct parts:

- Northern Strategy Area, and
- Southern Strategy Area.

The Northern Strategy area comprises the key settlements of Tonypany, Porth, Treorchy, Treherbert, Ferndale, Tylorstown, Mountain Ash and Hirwaun and the principal town of Aberdare. In this area the emphasis is on building sustainable communities and halting the process of depopulation and decline.

The Southern Strategy area includes the principal town of Pontypridd and Llantrisant and key settlements of Tonyrefail and Llanharan. In the south of the County Borough the emphasis is on sustainable growth that benefits Rhondda Cynon Taf as a whole.

The strategy recognises the important role that principal towns and key settlements play in providing services of both local and county importance. Where possible, development will be focused on the principal towns and key settlements of the County Borough in order to support and reinforce the

important role these centres play as places for social and economic activity.

The Preferred Strategy makes no direct reference to the designation of Green Wedges in Rhondda Cynon Taf. Protection of the built and natural environment has been considered in other topic papers.

Representations to the Preferred Strategy

No representations were received in respect of Green Wedges.

6. SURVEY METHODOLOGY

Planning Policy Wales (PPW) provides no specific survey methodology for the designation of Green Wedges. The methodology used to identify Green Wedges must therefore be defined at the local level and Rhondda Cynon Taf Council has subsequently concluded that the purpose of a Green Wedge is to:

- Protect vulnerable undeveloped land;
- Protect urban form;
- Prevent coalescence between and within settlements, and
- Protects open nature of the land.

Green Wedges in Rhondda Cynon Taf will be identified using both desk and field studies:

Desk Study

A desk study was undertaken to identify the following information:

- Review the existing Green Wedge/Green Barrier designations;
- Assess potential Green Wedges proposed through the candidate site process;
- Identify areas of development pressure;
- Identify development proposals which affect each Green Wedge by considering planning applications and candidate sites, and
- Identify and assess areas of change within or adjacent to each wedge.

The objective of the desk study set to identify those areas of the County Borough subject to significant development pressure and which are not currently designated Green Wedges / Barriers.

Field Study

Following the identification of areas that meet the criteria for a green wedge, a field study of each wedge was conducted in order to:

- Define the exact boundaries of each wedge, and
- Identify the landscape characteristics, features and development in each wedge.

The objective of the field study was to ensure that boundaries were sustainable to make sure each wedge only contained land that is necessary to keep open and visible on the ground. In most cases identifiable physical features were used to ensure that defensible boundaries clearly marked the edge of urban settlements and the commencement of open countryside in the wedge.

7. RESULTS OF SURVEY

The initial results of the desk study indicated that there are a number of areas within Rhondda Cynon Taf which are not designated as Green Wedges / Barriers but which are nevertheless under significant development pressure. The areas included:

- Penywaun and Cwmdare / Trecynon;
- Penrhys / Llwynypia;
- North of Tonyrefail;
- Efail Isaf and Llantwit Fardre, and
- Llanharan, Llanharry and Pontyclun
-

The survey assessed existing green wedges / barriers and areas of development pressure to determine if the designation of these areas of land in the emerging local development plan would:

- Protect vulnerable undeveloped land;
- Protect urban form;
- Prevent coalescence between and within settlements, and

- Protects open nature of the land.

The results of this assessment process are contained in tables 1 – 4.

TABLE 1: An Assessment of Existing Green Wedge Allocations in the adopted **Rhondda Local Plan**

PURPOSE OF GREEN WEDGES IN THE RHONDDA				
GREEN WEDGES	Protect vulnerable undeveloped land	Protect urban form	Prevent coalescence between and within settlements	Protect open nature of the land
Ton Pentre / Ystradfechan			■	
Trealaw / Tonypany / Llwynypia				■
Trebanog / Tonyrefail	■	■	■	■
Porth / Ynyshir	■			
Ynyshir / Wattstown	■			
Wattstown / Pontygwaith				■
Penrhys / Tylorstown		■	■	■
Ferndale / Tylorstown	■			

TABLE 2: An Assessment of Existing Green Wedge Allocations in the adopted **Cynon Valley Local Plan**

PURPOSE OF GREEN WEDGES IN THE CYNON VALLEY				
GREEN WEDGES	Protect vulnerable undeveloped land	Protect urban form	Prevent coalescence between and within settlements	Protect open nature of the land
Meirion Street / Waterloo Place			■	
River Cynon / A4059	■			
Aberdare Hospital				■
Abernant / Cwmbach	■		■	■
A4059 / Aberdare Railway				■
Fernhill / Mountain Ash		■	■	■
Pentwyn Avenue, Bryntirion			■	

A470 / Abercynon Railway	■	■		■
Farm Wood, Abercynon	■			

Tonyrefail / Trebanog	■	■	■	■
Llanharry / Brynsadler	■		■	■
Pontyclun / Miskin	■			
Pontyclun / Talbot Green	■			
Talbot Green / Ynysyplwm				■
Llantrisant / Beddau	■	■	■	■
Beddau / Llantwit Fardre		■	■	■
Llantwit Fardre / Efail Isaf	■	■	■	
Church Village / Efail Isaf	■	■	■	
Taffs Well / Glan y Llyn				■
Ty Rhiw / Rhiw'r Dda	■			

TABLE 3: An Assessment of Existing Green Wedge Allocations in the adopted **Taf Ely Local Plan**

PURPOSE OF GREEN WEDGES IN TAF ELY				
GREEN WEDGES	Protect vulnerable undeveloped land	Protect urban form	Prevent coalescence between and within settlements	Protect open nature of the land
Gilfach Goch / Tonyrefail (Parc Eirin)	■	■		■
Gilfach Goch / Tonyrefail (Trane Farm)			■	
Tonyrefail	■	■	■	
Tonyrefail (Coed Ely)	■			
Edmondstown / Trebanog	■	■	■	

Glan y Llyn / Nantgarw / Rhiw'r Dda			■	
Taff Vale / Caerphilly	■			
Pontypridd / Graig yr Helfa Farm				■
Pontypridd / Ynysybwl	■		■	■

TABLE 4: An Assessment of Areas of Development Pressure

AN ASSESSMENT OF AREAS OF DEVELOPMENT PRESSURE				
GREEN WEDGES	Protect vulnerable undeveloped land	Protect urban form	Prevent coalescence between and within settlements	Protect open nature of the land
Penywaun and Cwmdare / Trecynon		■	■	■
Penrhys / Llwynypia			■	■
North of Tonyrefail	■	■	■	■
Efail Isaf and Llantwit Fardre	■	■	■	■
Llanharan, Llanharry and Pontyclun	■	■	■	■

The results of the desk assessment indicated that of the 42 areas assessed, 20 fulfil 2 or more of the objectives of the Green Wedge designation.

A field assessment was undertaken in order to define the boundaries of each and identify the characteristics of each wedge. For ease of survey the 20 areas identified were grouped into the following sites:

- Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach);
- Land between Penrhys (including Penrhys Cemetery) and Tylorstown;
- Land between Penrhys and Llwynypia;
- Land between Abernant (including Abernant Golf Course) and Cwmbach;
- Land between Fernhill and Mountain Ash, including Victoria Pleasure Park;
- Land north-east of Coed y Cwm and Grover's Field (Abercynon);
- Land between Penywaun and Cwmdare / Trecynon;
- Land between Gilfach Goch / Hendreforgan and Parc Eirin (Tonyrefail);
- Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail);
- Land between Llanharan, Llanharry and Pontyclun;
- Land between Llantrisant and Beddau (Brynteg);
- Land between Beddau / Tynant and Llantwit Fardre (Crown Hill) / Church Village;
- Land between Efail Isaf and Llantwit Fardre;
- Land between Glyncoch and Ynysybwl.

Full details of the findings of the desk and field survey are contained in Appendix 1.

8. DRAFT LDP POLICY

AREA WIDE POLICY

The planning systems objectives for a green wedge is:

- To manage urban form and protect open land within and between settlements, and
- To maintain local distinctiveness by avoiding coalescence of settlements.

In order to achieve this it will be necessary to ensure that:

- Derelict and other urban land is considered in relation to greenfield sites;
- Identifiable physical features are used to establish defensible boundaries, and
- Inappropriate development is prevented on a green wedge to maintain its openness.

Development pressure in Rhondda Cynon Taf varies significantly in northern and southern parts of the County Borough. The 'Key Issues' Chapter of the LDP outlines the variations for green wedges in terms of population growth, residential development and protection of the County Boroughs rich cultural heritage that need to be addressed if individual communities are set to flourish in Rhondda Cynon Taf.

The policy framework contained in the LDP will ensure the provision of appropriate green wedge allocations that meets the needs of existing and future residents of Rhondda Cynon Taf.

Policy GW 1 – Green Wedges

Green wedges have been identified in order to prevent coalescence between and within settlements at the following locations:

- i) Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach)**
- ii) Land between Penrhys (including Penrhys Cemetery) and Tylorstown**
- iii) Land between Penrhys and Llwynypia**
- iv) Land between Abernant (including Abernant Golf Course) and Cwmbach**
- v) Land between Fernhill and Mountain Ash, including Victoria Pleasure Park**
- vi) Land north-east of Coed y Cwm and Grover's Field (Abercynon)**
- vii) Land between Penywaun and Cwmdare / Trecynon**
- viii) Land between Gilfach Goch / Hendreforgan and Parc Eirin (Tonyrefail)**
- ix) Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail)**
- x) Land between Llanharan, Llanharry and Pontyclun**
- xi) Land between Llantrisant and Beddau (Brynteg)**

- xii) Land between Beddau / Tynant and Llantwit Fardre (Crown Hill) / Church Village**
- xiii) Land between Efail Isaf and Llantwit Fardre**
- xiv) Land between Glyncoch and Ynysybwl**

Within these areas development, which prejudices the open nature of the land, will not be permitted.

Land on the urban fringe of many of the settlements in Rhondda Cynon Taf is vulnerable to speculative development proposal. The spread of development into the countryside can result in urbanisation of rural areas, incremental loss of important green space, coalescence of settlements and have a detrimental effect upon agriculture, the landscape and amenity value of land and the identity of settlements.

Although other policies in the plan are aimed at restricting development in the countryside, it is considered necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. Each of the Green Wedges has been identified following consideration of factors such as development pressure, urban form and the potential for coalescence of settlements.

9. FURTHER ADVICE

If you require any further advice or assistance in respect this or other LDP documents or wish to be placed on the Council's consultation database please contact a member of the Local Development Plan Team at:

Development & Regeneration Unit,
Rhondda Cynon Taf County Borough Council,
Floor 5, Unit 3,
Ty Pennant,
Catherine Street,
Pontypridd
CF37 2TB

Email: LDP@rhondda-cynon-taf.gov.uk

Telephone: 01443 495193

APPENDIX 1: RESULTS OF DESK AND FIELD SURVEY

LAND NORTH OF TONYREFAIL (TRANE FARM, CAE'R-LAN FARM) AND PENRHIWFER (MYNYDD Y GILFACH)

Location

The A4233 Trebanog Road in the east and Edmondstown Road in the north define the Green Wedge boundary. The rural/urban fringe in the south and west is less defined, but abuts the proposed housing allocation of Trane Farm in the south and a tributary to the Nant Erin River in the west.

General Description

Penrhiwfer Road dissects the wedge vertically. Collenna Road and Llantrisant Road connecting Trebanog to Tonyrefail further divide the eastern section of the Green Wedge. A playing field to the rear of properties in Rhiwgarn, along with a sports pitch east of Trebanog Road are the 2 sites of recreation on the wedge.

Landscape Characteristics within the Green Wedge

The Green Wedge is a largely open, greenfield valley that essentially serves as a natural buffer between the settlements of Edmondstown, Trebanog and Tonyrefail. Land west of Trebanog Road has truncated spurs on the valley side that slope steeply to a narrow and partially forested valley floor. Low-lying greenfield land east of Trebanog Road is undulating and obscured by vegetation.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

The Council has received planning applications in respect of residential development on the Green Wedge. There is further development pressure on the boundaries of the wedge, with an application for large-scale residential development.

Candidate Sites

Approximately twelve candidate sites were submitted to the Council for residential development on the Green Wedge. Further candidate sites surround the wedge emphasising great development pressure in the region.

Development Pressure

Additional support has been given to the Green Wedge by designating the valley floor and sides a Site of Special Scientific Interest (SSSI) and Site of Importance for Nature and Conservation (SINC).

LAND BETWEEN PENRHYS (INCLUDING PENRHYS CEMETERY) AND TYLORSTOWN

Location

Penrhys Road in the south and Heol Pendyrus Road in the west define the Green Wedge boundary. The northern boundary stops adjacent to a former housing estate in Hendrefadog, while the eastern boundary runs parallel to the rear of residential properties in Parry Street, Tylorstown.

General Description

The Green Wedge slopes down the mountainside to the settlement of Tylorstown. The topography is reminiscent of a disused quarry, with a cemetery on the southwestern section of the Green Wedge.

Landscape Characteristics within the Green Wedge

The mountainside acts as a natural barrier between the settlements of Penrhys and Tylorstown. The community of Penrhys is elevated on the mountainside and is highly visible from the surrounding settlements of Ystrad, Llwynypia and Tylorstown. The land contains a mixture of vegetation types from low-lying grassland to parcels of dense forestry.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

There are currently no planning applications on the Green Wedge. However, there is evidence of development pressure outside its boundaries with an application for residential development on land at Hendrefadog that abuts the northeast boundary of the wedge.

Candidate Sites

The Council has not received any candidate sites on the Green Wedge, however there is evidence of development pressure outside its boundaries with two-candidate site submitted in respect of residential development.

Development Pressure

With development pressure in the area, the Green Wedge has been given additional support through a SINC designation.

LAND BETWEEN PENRHYS AND LLWYNYPIA

Location

The Green Wedge is bound in the south and east by a public footpath. The B4512 Penrhys Road creates a defensible boundary in the north, while the former hospital ground in Llwynypia and the rear of properties in Tyntla Park define the western boundary.

General Description

The Green Wedge slopes down the mountainside to Llwynypia. By restricting the development of land either side of Penrhys through Green Wedge designations, the settlement of Penrhys will be protected from future coalescence.

Landscape Characteristics within the Green Wedge

The topography of the Green Wedge acts as a natural barrier between the settlements of Penrhys and Llwynypia with disused quarries and tips on-site. Most of the land is open with low-lying vegetation.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

There is an application on the Green Wedge for improved infrastructure communications. However, there is evidence of development pressure on the boundaries of the green wedge with an application for residential development on the former Llwynypia Hospital site.

Candidate Sites

Five candidate sites were submitted to the Council in respect of residential development on the Green Wedge. Not only is

there great development pressure on the land, but also on its boundaries, with two candidate sites outside the western fringe.

Development Pressure

To support the Green Wedge and alleviate development pressure the whole of the Green Wedge has been designated a SINC.

LAND BETWEEN ABERNANT (INCLUDING ABERNANT GOLF COURSE) AND CWMBACH

Location

The open topography of the flat valley floor creates a defensible boundary to the Green Wedge in the south. The settlements of Abernant in the west and Cwmbach in the east further define the boundaries. The northern fringe of the Green Wedge runs parallel to a dismantled railway line.

General Description

A large area of the Green Wedge is situated on Abernant Golf Course, with Cwmbach Road dissecting the lower half of the allocation. Disused tips and an informal footpath separate the golf course from the remainder of the Green Wedge in the south.

Landscape Characteristics within the Green Wedge

The Green Wedge slopes down to Cwmbach Road with linear vegetation encircling the low-lying grassland of the golf course. Other outdoor activities on the wedge include a children's playing field, sports pitch and allotment gardens. The only enclosed area of land is between the golf course and Cwmbach Road.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

Given that a large area of the Green Wedge is situated on a golf course there are no planning applications on the land. However, the Council has received applications for residential development outside the southwestern boundary of the wedge, signifying development pressure in the region.

Candidate Sites

Five candidate sites were submitted to the Council in respect of residential development on the Green Wedge. A further eight candidate sites surround the wedge.

Development Pressure

Parcels of forested land north of Cwmbach Road are Tree Preservation Order (TPO) areas. Land on the wedge

surrounding Abernant Golf Course has also been designated a SINC, both of which will give further protection to the status of the Green Wedge.

LAND BETWEEN FERNHILL AND MOUNTAIN ASH, INCLUDING VICTORIA PLEASURE PARK

Location

Aberdare Road clearly defines the northern boundary of the Green Wedge. The settlements of Fernhill in the west and Mountain Ash in the east further define the boundaries. The southern fringe runs parallel to the natural commencement of the mountainside.

General Description

The Green Wedge is divided into three distinct areas and includes an active allotment, cemetery and sports pitch.

Landscape Characteristics within the Green Wedge

The Green Wedge creates a visual break in the built environment between the settlements of Fernhill and Mountain Ash. On land that slopes to the north, there is a self-contained cemetery that abuts residences in Fernhill. West of Mountain Ash is a sports pitch that is detached from the cemetery by an allotment garden. Running horizontally to the south of all three-land uses is an additional disused allotment at the mountain base.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

The Council has received planning applications on the Green Wedge for residential development and the upgrading of the sports pitch. Outside the boundaries of the wedge, a number of applications relate to existing dwellings.

Candidate Sites

One candidate site was submitted to the Council for residential development on the Green Wedge. No candidate sites were submitted in the immediate vicinity.

Development Pressure

To support the Green Wedge land adjacent to its western boundary has been designated a SINC.

LAND NORTHEAST OF COED Y CWM AND GROVER'S FIELD (ABERCYNON)

Location

The railway line in the west and the old A470 Cilfynydd Road in the east bind the Green Wedge. The dismantled railway line and residences in Grover's Field define the northern

boundary, while the course of the River Taf identifies the southern fringe.

General Description

The Abercynon Road dissects the Green Wedge and a small number of grouped buildings occupy an open, low-lying area of grassland.

Landscape Characteristics within the Green Wedge

The River Taf encircles the open grassland fields on the western half of the Green Wedge. Land running parallel to Cilfynydd Road is less open, due to parcels of dense vegetation.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

The Council has not received an application for development on the Green Wedge. However, the development of housing in Grover's Field signifies development pressure in the region.

Candidate Sites

Five candidate sites were submitted to the Council for development on the Green Wedge. A further candidate site

was submitted outside the boundary of the Green Wedge as an extension to Grover's Field.

Development Pressure

Land within and adjacent to the Green Wedge has been given extra protection by designating the area a SINC.

LAND BETWEEN PENYWAUN AND CWMDARE / TRECYNON

Location

The A4059 Hirwaun Road creates a clearly defensible boundary to the north of the Green Wedge. The eastern boundary is less defined, but runs adjacent to the built settlements of Trecynon and Cwmdare. The southern and western limits of the Green Wedge adjoin field boundaries.

General Description

The majority of the Green Wedge is located on Trecynon Cemetery and includes an open area of grassland to the rear of properties in Maesgwyn, Cwmdare.

Landscape Characteristics within the Green Wedge

This open area of land creates a break in the urban form between the settlements of Trecynon, Penywaun and Cwmdare. The grassland of the cemetery slopes gently from south to north and is fairly open apart from a line of closely-knit trees that define the cemeteries boundaries, internal

footpaths and roads. The wedge is dissected horizontally by the B4275 Cemetery Road and includes a large expanse of low-lying fields to the south of the caravan park.

Ribbon and Sporadic Development

There is ribbon development on the Green Wedge from a series of properties fronting the B4275.

Planning History

Given that most of the Green Wedge is on a cemetery the Council has not received planning applications on the land. However, there is development pressure on the boundaries of the wedge with applications in respect of residential development.

Candidate Sites

One candidate site was submitted to the Council for development on the Green Wedge. A further four candidate sites were submitted outside its boundary, emphasizing development pressure in the region.

Development Pressure

Further protection has been given to land outside the boundaries of the Green Wedge through SINC designations.

LAND BETWEEN GILFACH GOCH / HENDREFORGAN AND PARC EIRIN (TONYREFAIL)

Location

The Green Wedge runs adjacent to the properties of Hendreforgan in the north and is bound by a dismantled railway line in the south and west. The eastern boundary is clearly defined by residences in Mountain View and Birchwood Drive, Tonyrefail.

General Description

A linear road off the A4093 to Griffin Inn and Parc Eirin vertically dissects the wedge. Meadow Cottage is the only dwelling on the designation.

Landscape Characteristics within the Green Wedge

The openness of the green wedge creates a visual barrier between the settlements of Tonyrefail and Gilfach Goch and protects the identity of Hendreforgan. The greenfield land slopes from Gilfach Road in the north to the dismantled railway in the south and consists of open, gently undulating fields with tributaries flowing across the land.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

The Council has received planning applications on the Green Wedge for residential development. There is also evidence of development pressure outside the boundaries of the Green Wedge with an application for mixed-use development.

Candidate Sites

Approximately seven candidate sites were submitted to the Council in respect of residential development on the Green Wedge. A further four candidate sites were submitted outside the boundary.

Development Pressure

Support has been given to the southwesterly section of the Green Wedge by designating land a SINC.

LAND BETWEEN PARC EIRIN (TONYREFAIL) AND TY'N Y BRYN / GELLI SEREN (TONYREFAIL)

Location

Both the B4278 Gilfach Road and Tonyrefail Secondary School define the northern boundary of the Green Wedge. The southern boundary follows the peak of the mountainside, which abuts residences north of Cwm Hyfryd, Thomastown. The eastern fringe is distinguished by the rear of residential properties in Nant Eirin, Ty'n-y-bryn, while the western boundary of the wedge runs adjacent to a walking and cycling track.

General Description

The A4093, Nant Erin River and a walking and cycling path dissect the wedge horizontally. An allotment and sports pitch are also located on the designation.

Landscape Characteristics within the Green Wedge

The purpose of the Green Wedge is to maintain a visual break between the built areas of Parc Eirin, Ty'n-y-bryn and Thomastown. The horizontal dissection of the wedge generates three distinct areas that include open playing fields in the north, undulating and vegetated land surrounding Nant Erin River and the allotments, with forested mountainside in the south.

Ribbon and Sporadic Development

There is no ribbon or sporadic development in this Green Wedge.

Planning History

The Council has not received any planning applications on the Green Wedge. However, there is evidence of development pressure outside the boundaries with an application for residential development on Padfield Industrial Estate.

Candidate Sites

One candidate site was submitted to the Council in respect of residential development on the Green Wedge. A further candidate site was proposed for development outside its boundary.

Development Pressure

Support has been given to land in the southern boundary of the Green Wedge by designating land in a SINC.

LAND BETWEEN LLANHARAN, LANHARRY AND PONTYCLUN

Location

Part of the A473 and the dismantled railway line define the northern boundary of the Green Wedge, whilst the M4 motorway creates a defensible boundary in the south. The built settlements of Pontyclun, Brynsadler and Talbot Green define the eastern boundary, whilst the County Borough boundary between Rhondda Cynon Taf and Bridgend defines the western boundary.

General Description

This large designation is on countryside surrounding the eastern and western boundaries of Strategic Site 9 – Former OCC Site Llanilid, Llanharan.

Landscape Characteristics within the Green Wedge

The rural character of the Green Wedge creates a very clear divide between the built settlements of Llanharan and Llanharry. Given that the designation covers a significant area of land, a variety of vegetation types, densities and land gradients are on the Green Wedge.

Ribbon and Sporadic Development

There is sporadic development on the Green Wedge due to the location of numerous residential and farmhouse dwellings.

Planning History

Due to the large size of the Green Wedge a number of planning applications have been submitted on the designation and are within close proximity to the outside of the boundaries.

Candidate Sites

Approximately 17 candidate sites were proposed for development on the Green Wedge. A large number of candidate sites were also submitted in close proximity to its boundaries, signifying development pressure in the region.

Development Pressure

In an area of development pressure the Green Wedge is given extra support by designating parcels of land in a SINC.

LAND BETWEEN LLANTRISANT AND BEDDAU (BRYNTEG)

Location

The rural-urban fringe of the Green Wedge is clearly distinguished by the settlement of Beddau in the northeast and Llantrisant in the southwest. The northern and southern limits of the designation follow field boundaries.

General Description

Cowbridge Road horizontally dissects the Green Wedge. There is also a well-maintained allotment and residential properties on the designation.

Landscape Characteristics within the Green Wedge

The Green Wedge is an open area of low-lying farmland that creates a visual break between the built settlements of Beddau and Llantrisant. Undulating fields south of Cowbridge Road contain tributaries that flow into Nant Cymdda-bach River.

Ribbon and Sporadic Development

There is sporadic development on the Green Wedge from properties north of Cowbridge Road.

Planning History

The Council has received an application on the Green Wedge in relation to existing residential development.

Candidate Sites

No candidate sites were submitted for development on the Green Wedge. However, approximately six candidate sites are located in close proximity outside the boundary.

Development Pressure

The whole of the Green Wedge is in a Conservation Area. Outside the southern boundaries of the wedge parcels of land are in TPO areas.

LAND BETWEEN BEDDAU / TYNANT AND LLANTWIT FARDRE (CROWN HILL) / CHURCH VILLAGE

Location

Croescade Road defines the northern boundary of the Green Wedge, while the A473 Llantrisant Road creates a defensible boundary in the south. The rural/urban fringe is distinguished by the settlements of Beddau in the west and Church Village in the east.

General Description

The open land of the Green Wedge is vertically dissected by Crown Hill and the B4595. The former freight line between Pontyclun and Beddau, which travels along the western

boundary of the Green Wedge, is proposed for the introduction of passenger services in the Deposit Draft Local Development Plan. Residential properties are also located on the Green Wedge.

Landscape Characteristics within the Green Wedge

The wedge creates a green barrier between the settlements of Beddau and Church Village. The northern section of the wedge is open, undulating farmland that slopes down to Llantrisant Road in the south. Land south-west of the B4595 is less open due to parcels of forested land.

Ribbon and Sporadic Development

There is ribbon development on the Green Wedge from properties fronting Crown Hill.

Planning History

Most planning applications on the Green Wedge and just outside its boundary and relate to existing residential development.

Candidate Sites

Approximately 7 candidate sites have been submitted to the Council for development on the Green Wedge. A further 3 candidate sites have been proposed for development just outside the boundary.

Development Pressure

Support has been given to the Green Wedge by designating land south of the B4595 a SINC and Tree Preservation Order (TPO) area.

LAND BETWEEN EFAIL ISAF AND LLANTWIT FARDRE**Location**

The settlements of Church Village and Efail Isaf define the boundaries of the Green Wedge in the north and south. Station Road in the east and Heol Dowlais Road in the west create further defensible boundaries to the Green Wedge.

General Description

The Green Wedge is an enclosed area of greenfield land, and contains a number of tributaries to the Nant Dowlais river.

Landscape Characteristics within the Green Wedge

The Green Wedge will prevent coalescence of Efail Isaf with Llantwit Fardre and Church Village. The designation contains a mixture of vegetation types and densities.

Ribbon and Sporadic Development

No ribbon or sporadic development is evident in this Green Wedge.

Planning History

The route of the Church Village Bypass will pass horizontally through the Green Wedge. Applications outside the boundary of the wedge relate to existing residences in Efail Isaf and Llantwit Fardre.

Candidate Sites

3 candidate sites were submitted for development on the Green Wedge. A further 11 sites were proposed for development outside to its boundaries.

Development Pressure

In an area of development pressure the Green Wedge is given extra support by designating the majority of land a SINC.

LAND BETWEEN GLYNCOCH AND YNYSYBWL**Location**

Ynysybwl Road and Daren Ddu Road bind the Green Wedge in the north and west. The rural/urban fringe is clearly distinguished by the settlement of Glyncoch in the east and Ynysybwl in the north.

General Description

The open fields of the Green Wedge contain a small number of detached dwellings.

Landscape Characteristics within the Green Wedge

The open grassland fields of the Green Wedge are mainly used for grazing purposes and create a natural green barrier between the settlements of Glyncoch and Ynysybwl.

Ribbon and Sporadic Development

There is sporadic development on the Green Wedge with detached dwellings north of Cefn Farm.

Planning History

The Council has received planning applications on the Green Wedge in respect of residential development and modifications to existing dwellings. Similarly, applications outside the boundary of the wedge also relate to existing residential development in the settlements of Ynysybwl and Glyncoch.

Candidate Sites

3 candidate sites were submitted to the Council in respect of residential development on the Green Wedge. A further 2 candidate sites have been submitted outside the boundary of the wedge.

Development Pressure

In an area of development pressure the Green Wedge has been given additional support by designating land north of Daren Ddu Road a SINC.